

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A cemetery

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
Constantine J. Kaminaris DDS
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner(s) representative to be contacted
George Lambros
Name
1020 Cromwell Bridge Road 321-5540
Address
1020 Cromwell Bridge Road 321-5540
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of March, 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June, 1981, at 1:30 o'clock P.M.

[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

PETITION FOR SPECIAL EXCEPTION

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Signature _____
Address _____
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Attorney's Telephone No.: _____

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Constantine J. Kaminaris DDS
(Type or Print Name)
Signature _____
Address _____
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(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

Legal Owner(s):
Constantine J. Kaminaris DDS
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner(s) representative to be contacted
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[Signature]
Zoning Commissioner of Baltimore County.

Z.C.O.-No. 1 (over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
514' E of Cub Hill Rd., 630'
SE of Cromwell Bridge Rd.,
9th District : OF BALTIMORE COUNTY

ST. DEMETRIOS GREEK ORTHODOX : Case No. 81-213-X
CHURCH, INC., Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

[Signature] Peter Max Zimmerman
Deputy People's Counsel
[Signature] John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of June, 1981, a copy of the foregoing Order was mailed to Constantine J. Kaminaris, D.D.S., President, Board of Trustees, Saint Demetrios Greek Orthodox Church, 2504 Cub Hill Road, Baltimore, Maryland 21234, Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: May 25, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-213-X Item 174

Petition for Special Exception for a cemetery
514 feet East of Cu. Hill Road, 630 feet Southeast of
Cromwell Bridge Road
Petitioner- St. Demetrios Greek Orthodox Church, Inc.

Ninth District
HEARING: Thursday, June 11, 1981 (1:30 P.M.)

This office is not opposed to the granting of this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 31st day of March, 1981.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: St. Demetrios Greek Orthodox Church
Petitioner's Attorney: _____ Reviewed by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 2, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Mr. Constantine J. Kaminaris D.D.S.
2504 Cub Hill Road
Baltimore, Maryland 21234

RE: Item No. 174
Petitioner: St. Demetrios Greek
Orthodox Church
Special Exception Petition

Dear Mr. Kaminaris:

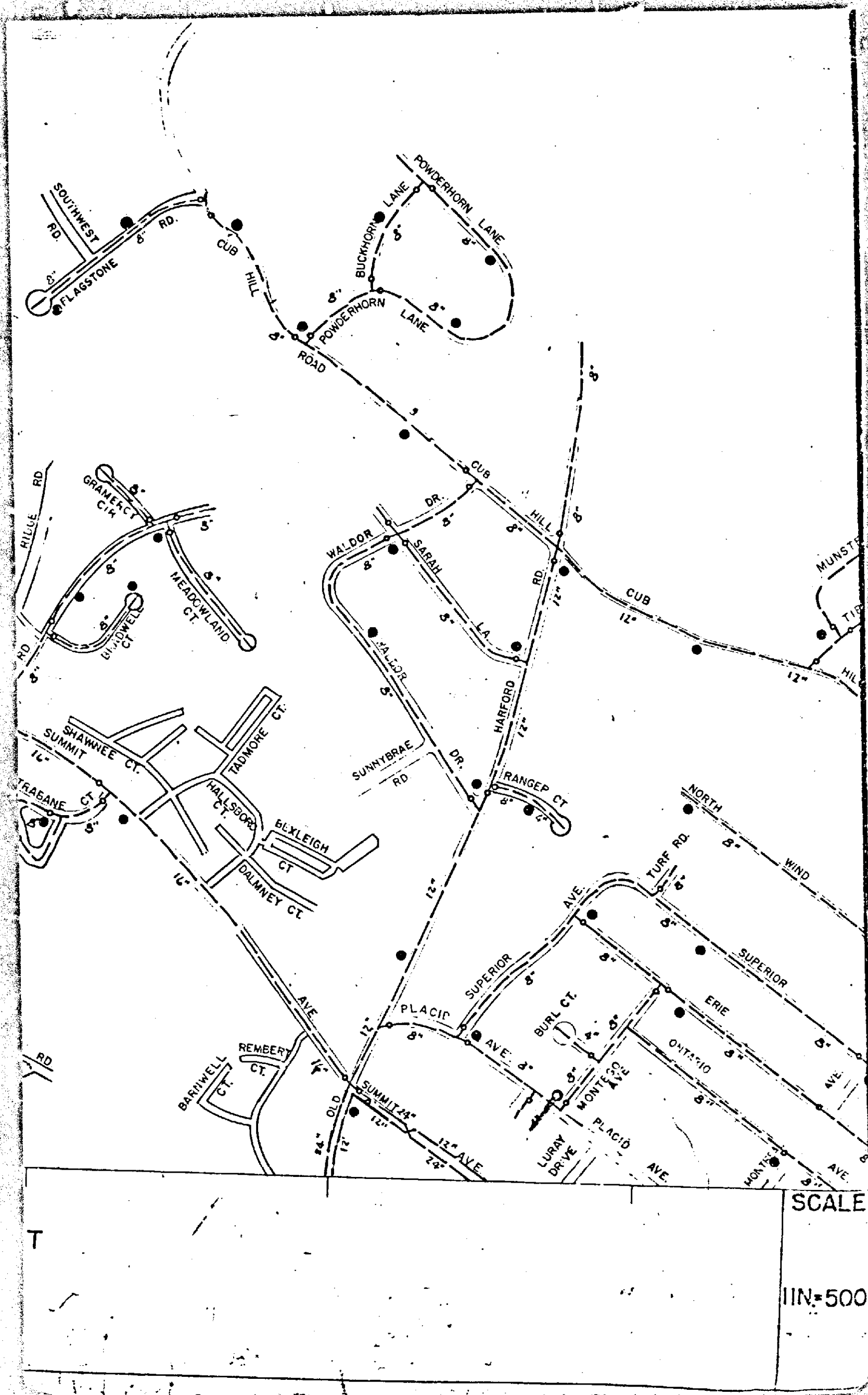
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of the church's proposal to locate a cemetery on the church grounds, this hearing is required. While no setback was required from property lines at the time this petition was filed, I call your attention to Section 401 of the zoning regulations which states that the zoning commissioner may require a setback from property lines and/or screening of the proposed cemetery. These matters should be addressed at the scheduled hearing.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC/mkh
Enclosure



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>WCR</u>					Revised Plans:					
Previous case:					Change in outline or description		Yes <input type="checkbox"/> No <input type="checkbox"/>			
					Map # <u>4C (W/12 E)</u>		OFFICE COPY			

Item # 174

Mr. Constantine J. Kaminis D.D.S.
2504 Cub Hill Road
Baltimore, Maryland 21234

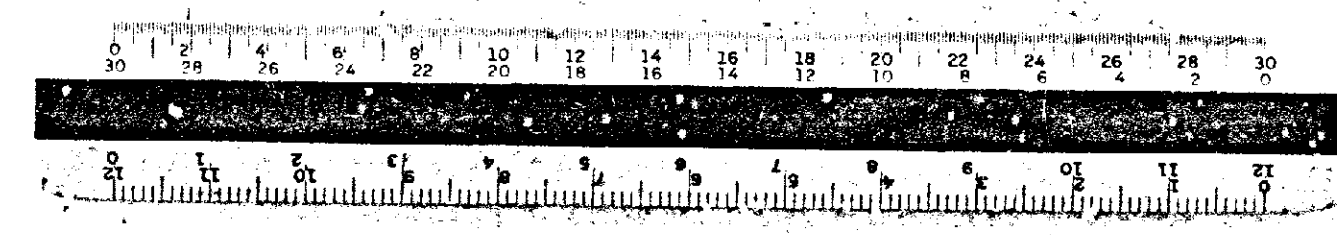
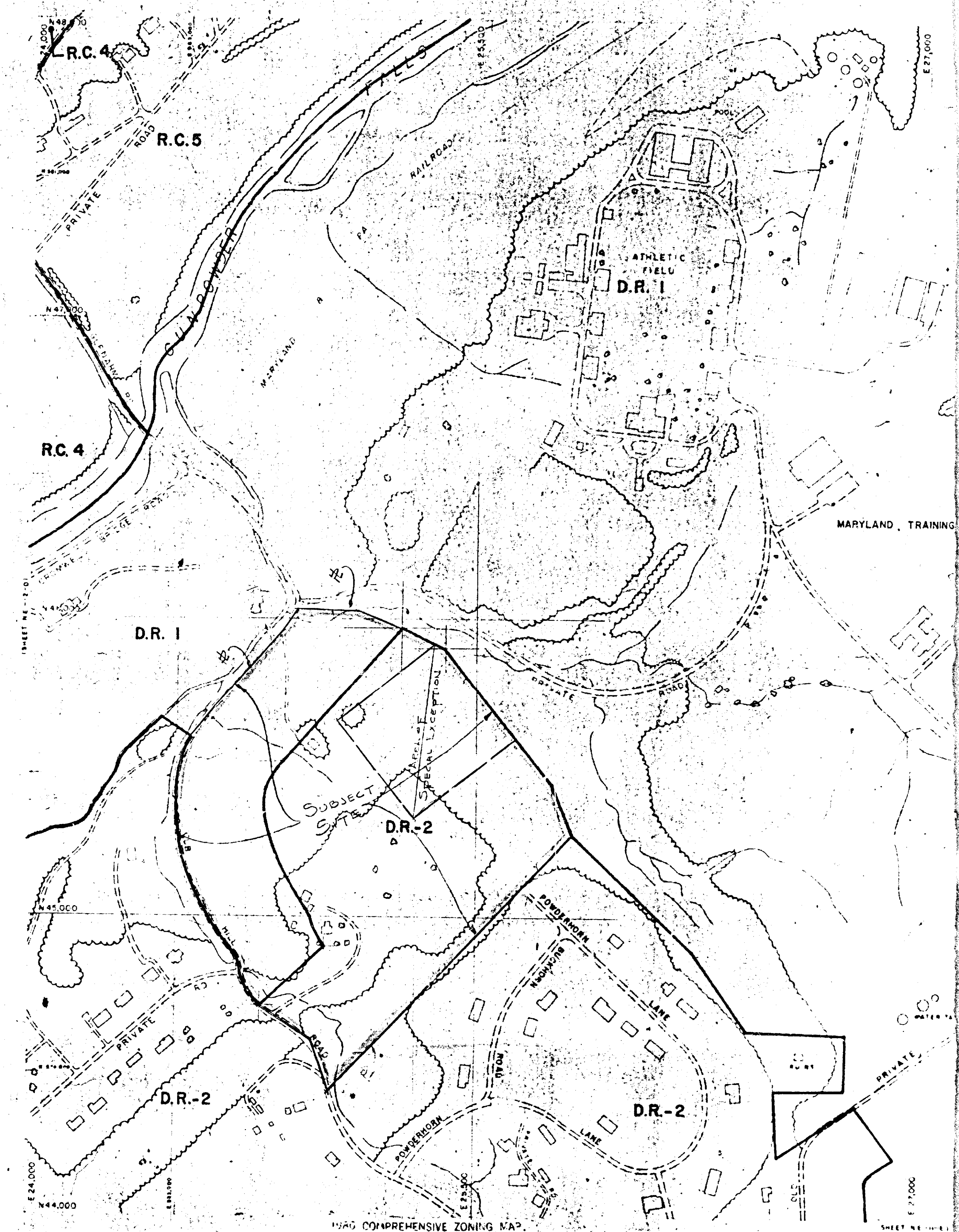
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 31st day of March, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: St. Demetrios Greek Orthodox Church

Petitioner's Attorney: _____ Reviewed by: *Nicholas E. Commodari*
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

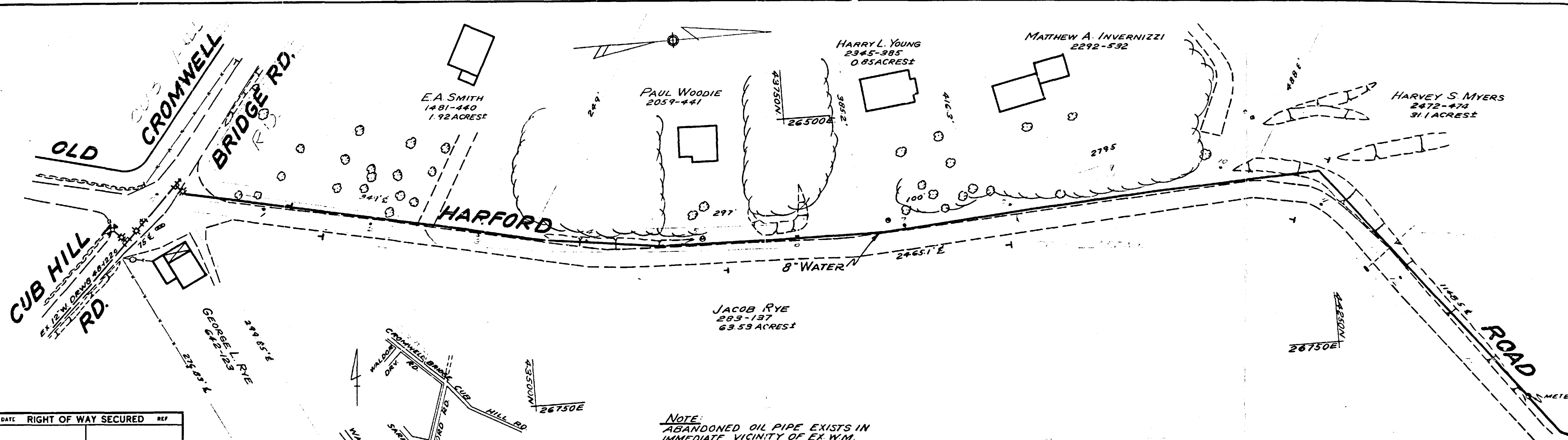


1980 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1980
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80

Nicholas E. Commodari
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC
BALTIMORE COUNTY ME
OFFICIAL ZONING

Item # 174



NOTE:
ABANDONED OIL PIPE EXISTS IN
IMMEDIATE VICINITY OF EX. W.M.
EXACT LOCATION IS UNKNOWN.

NOTE:
EX. 8" W.M. WAS INSTALLED BY STATE OF MD.
LOCATION OF PIPE IS APPROXIMATE AND TYPE
AND LOCATION OF FITTINGS IS UNKNOWN

APPROVED FOR RECORD ONLY

THE CITY OF BALTIMORE IS NOT RESPONSIBLE FOR
THE LOCATION AND DEPTH OF EXISTING
MAINS BEFORE LAYING ANY PIPE

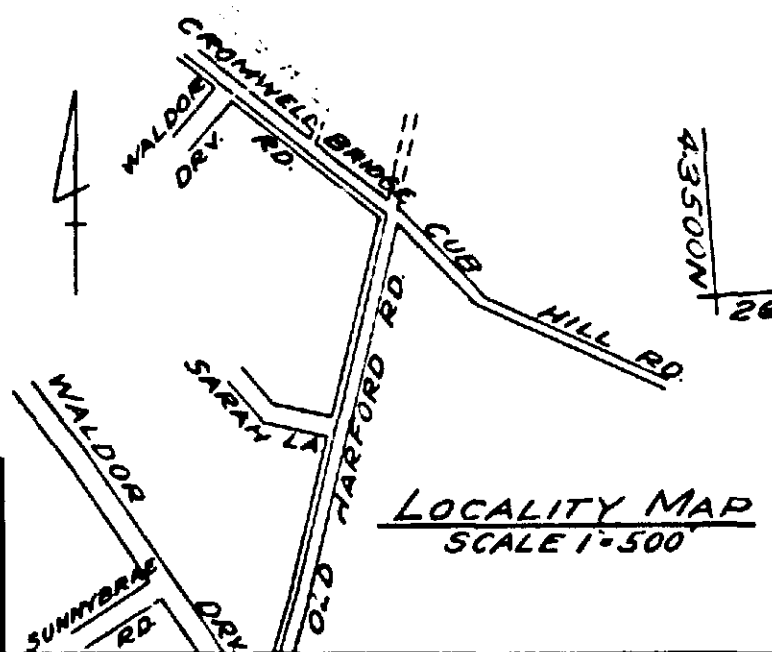
NO GAS

MICROFILMED

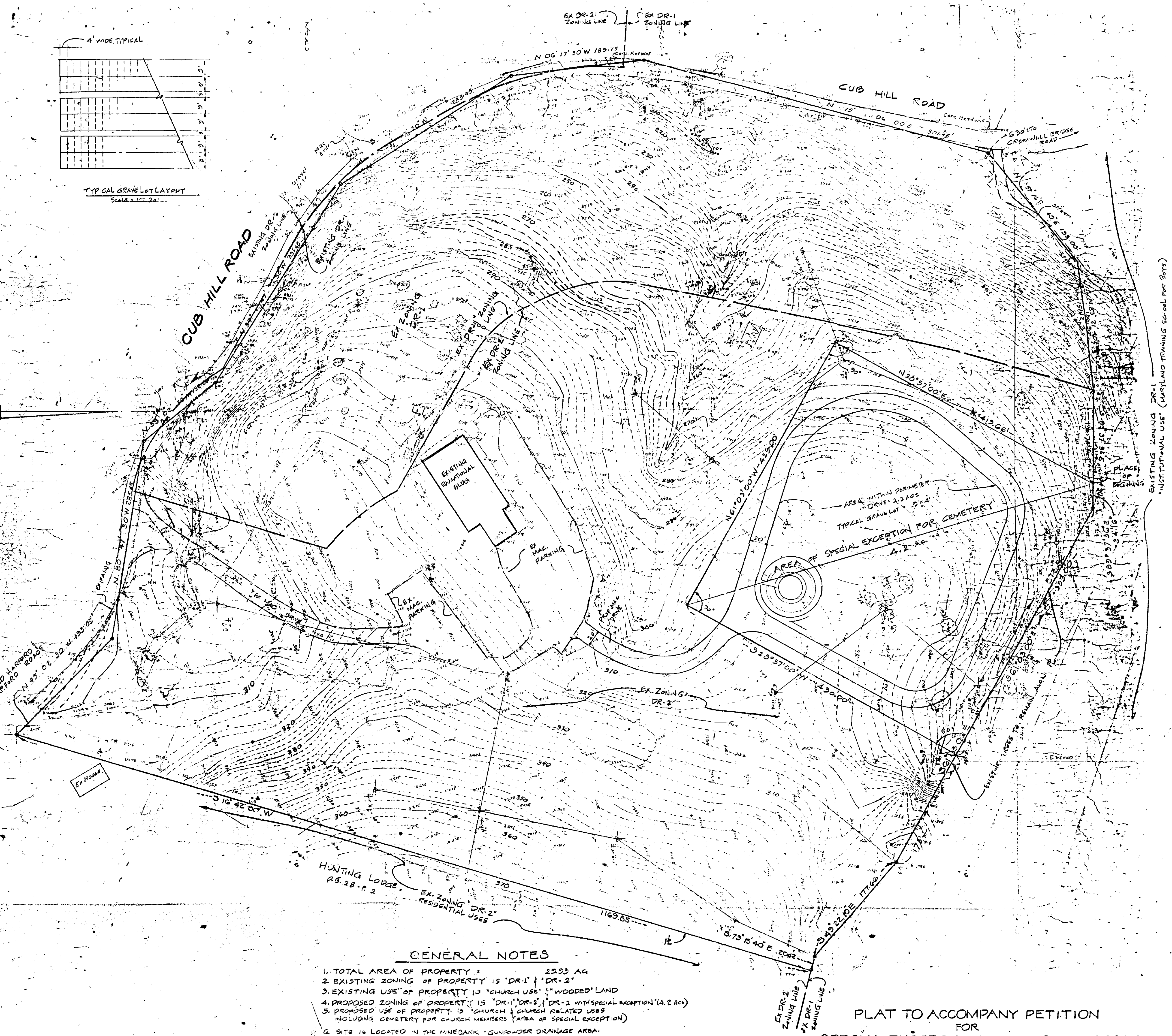
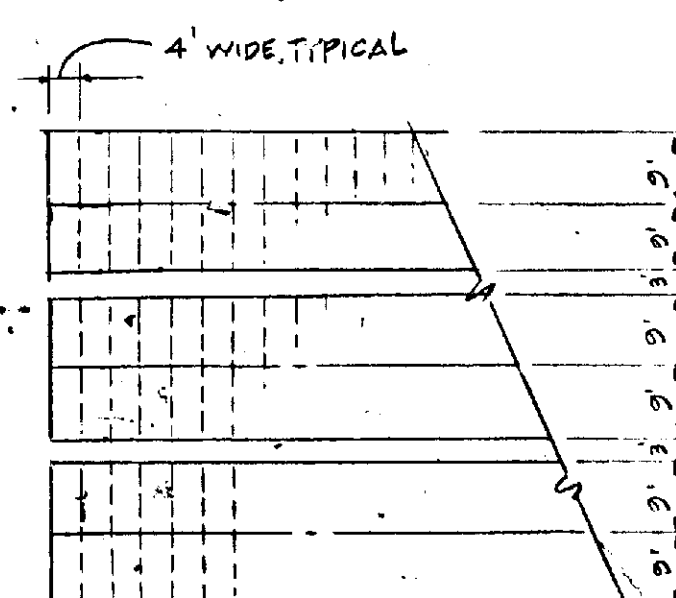
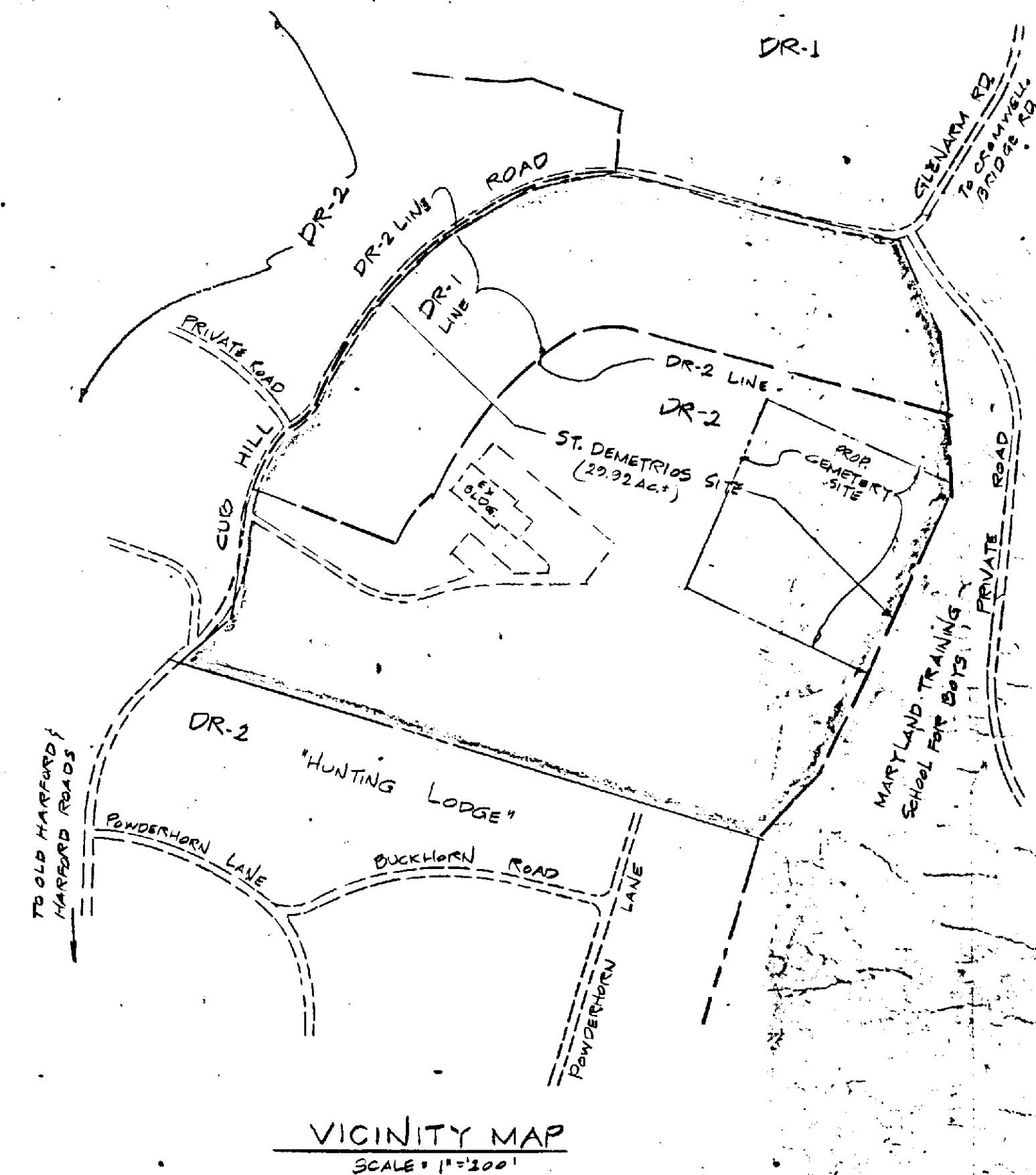
DATE	RIGHT OF WAY SECURED	REF.

BALTIMORE COUNTY HIGHWAYS
PERMIT REQUESTED
PERMIT NUMBER
GRADE ESTABLISHED
PROFILE NUMBER

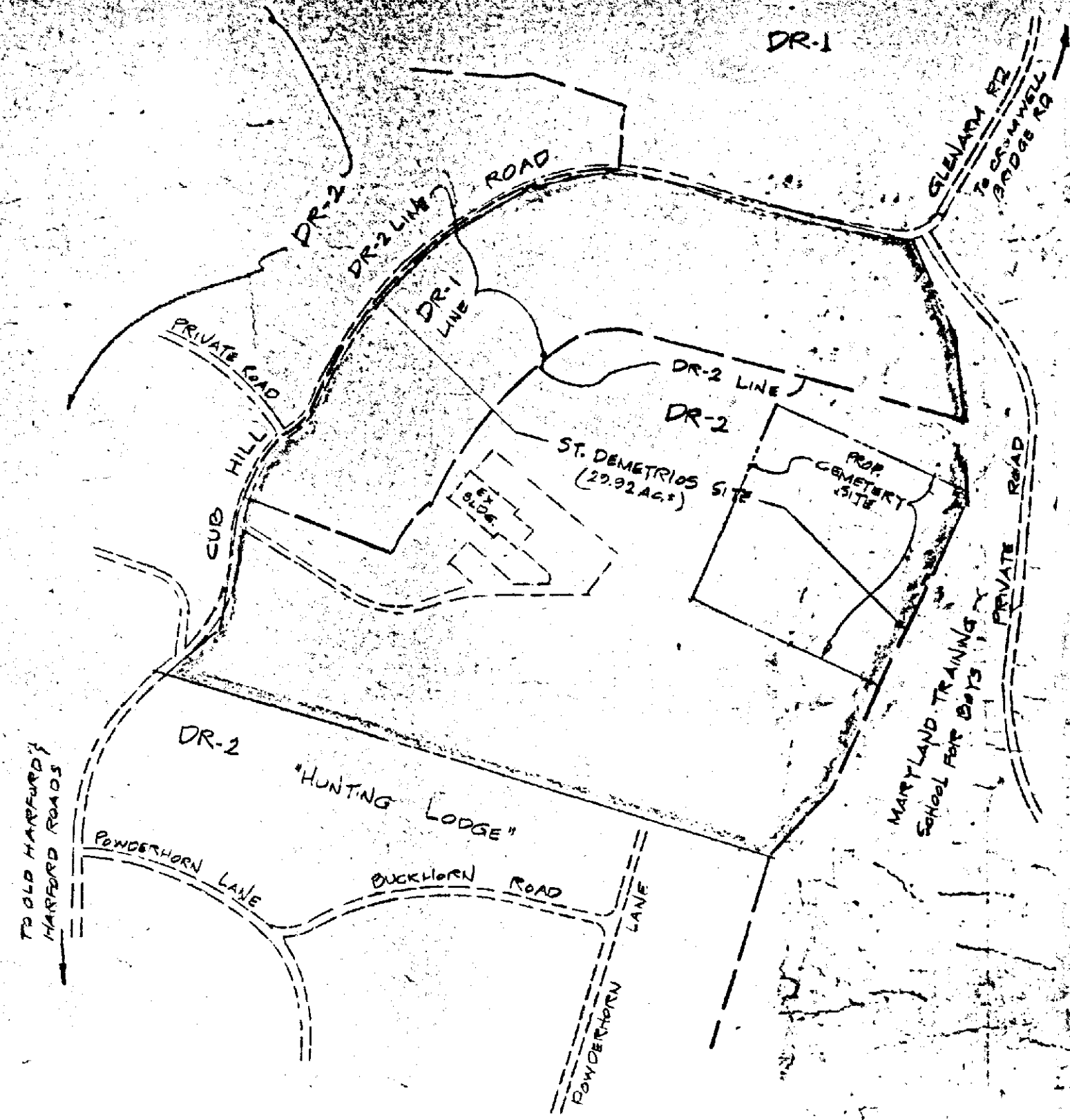
LOCATION APPROVED
11/13/54
11/13/54



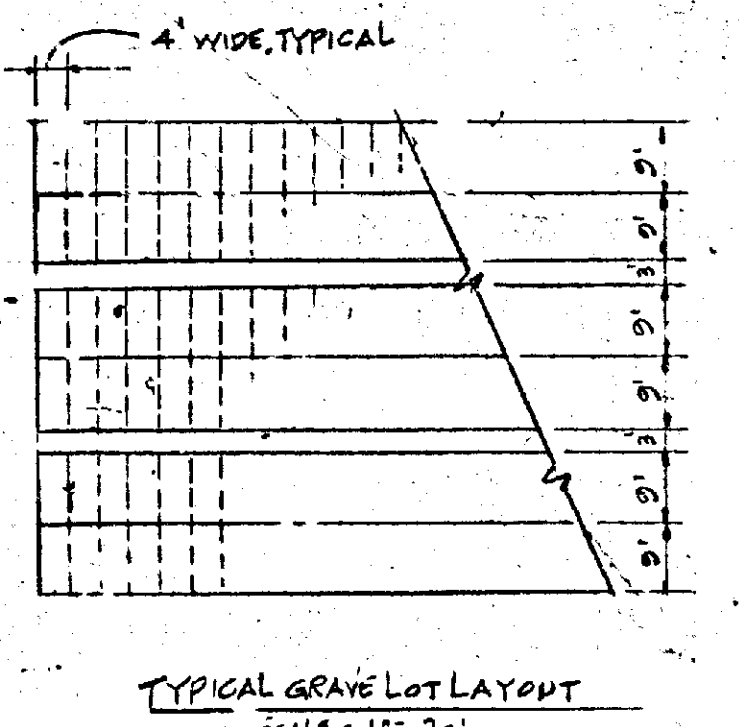
DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY METROPOLITAN DISTRICT	APPROVED: <i>[Signature]</i> DATE: 12/22/54 CHIEF ENGINEER BALTO. CO. METRO DIST.	GRADE ESTABLISHED AND LOCATION APPROVED DATE: 12/22/54 ROADS ENGINEER BALTO. COUNTY	APPROVED: <i>[Signature]</i> DATE: 12/28/54 CHIEF ENGINEER BALTIMORE COUNTY	APPROVED FOR CITY OF BALTIMORE DATE: 2-3-55. WATER ENGINEER ACT. DIR. OF PUBLIC WORKS	8" WATER OLD HARFORD RD. FROM CUB HILL NORTHERLY APPROX. 1340 FT. ELECTION DIST 9 CUB HILL	KEY SHEET R S.E.	DRAWING No. 1 OF 1	SCALE: 1"=50'	J.O. 7115 54-2081 FILE A4C 43-4-SNEK
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PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR CHURCH CEMETERY
AT
ST. DEMETRIOS GREEK ORTHODOX CHURCH
2304 CUB HILL ROAD
ELECTION DISTRICT NO 3
SCALE: 1" = 50'
BALTIMORE COUNTY, MARYLAND
MAR. 2, 1981



VICINITY MAP
SCALE: 1"=200'



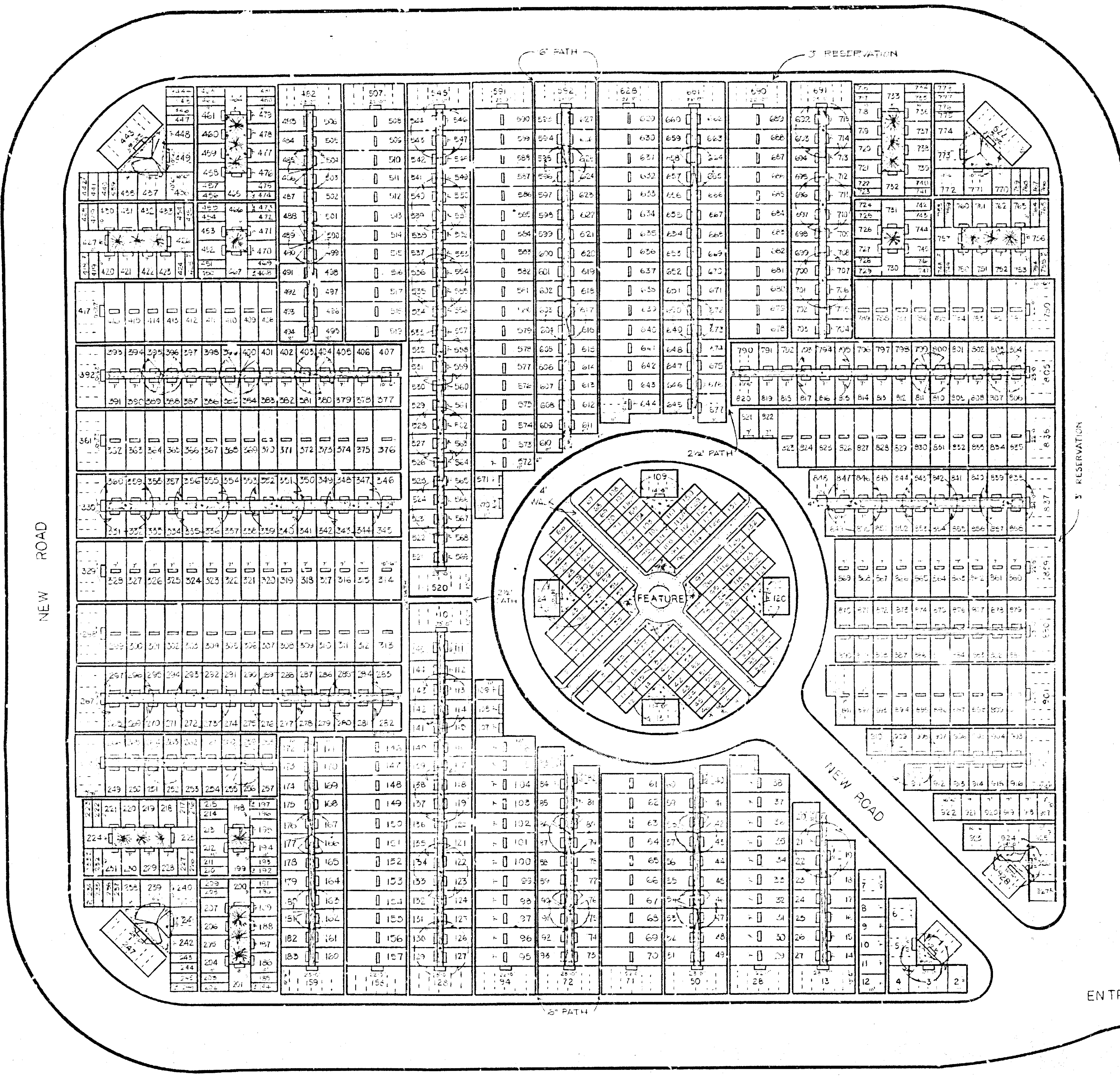
TYPICAL GRAVE LOT LAYOUT
SCALE: 1"=20'



GENERAL NOTES

1. TOTAL AREA OF PROPERTY: 25.02 AC
2. EXISTING ZONING OF PROPERTY IS 'DR-1' & 'DR-2'
3. EXISTING USE OF PROPERTY IS 'CHURCH USE' & 'WOODED LAND'
4. PROPOSED ZONING OF PROPERTY IS 'DR-1' & 'DR-2' WITH SPECIAL EXCEPTION (A.2 AC)
5. PROPOSED USE OF PROPERTY IS 'CHURCH & CHURCH RELATED USES' INCLUDING CEMETERY FOR CHURCH MEMBERS (AREA OF SPECIAL EXCEPTION)
6. SITE IS LOCATED IN THE MINEBANK - GUNPOWDER DRAINAGE AREA.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR CHURCH CEMETERY
AT
ST. DEMETRIOS GREEK ORTHODOX CHURCH
2504 CUB HILL ROAD
ELECTION DISTRICT # 2
SCALE: 1"=50'



LEGEND

- MEDIUM-SIZE SHADE TREE
- SMALL FLOWERING TREE
- COLUMNAR EVERGREEN TREE
- SHRUBS
- MONUMENT

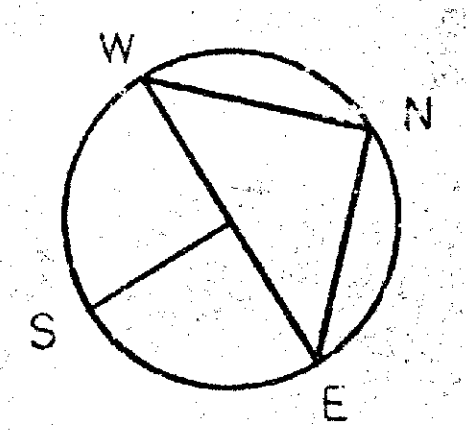
NOTES

- 1) ALL GRAVES ARE 3'-6" X 10' UNLESS OTHERWISE NOTED ON PLAN.
- 2) ALL SINGLE GRAVES INSIDE CIRCLE ARE 3'-6" X 9'.
- 3) ALL PATHS ARE 1' WIDE UNLESS OTHERWISE NOTED.
- 4) ALL PLANTING ROWS ARE 3' WIDE UNLESS OTHERWISE NOTED.

PLAN SUMMARY

LOT SIZE	UPRIGHT	%	FLUSH	% GRAVES
1-GRAVE	-	-	224	21
2-GRAVE	539	51	15	1
3-GRAVE	27	3	7	102
4-GRAVE	204	20	-	816
5-GRAVE	2	-	-	10
6-GRAVE	39	4	-	234
7-GRAVE	3	-	-	21
TOTAL	814	-	246	1212
TOTAL AREA: 2.04 Acres				

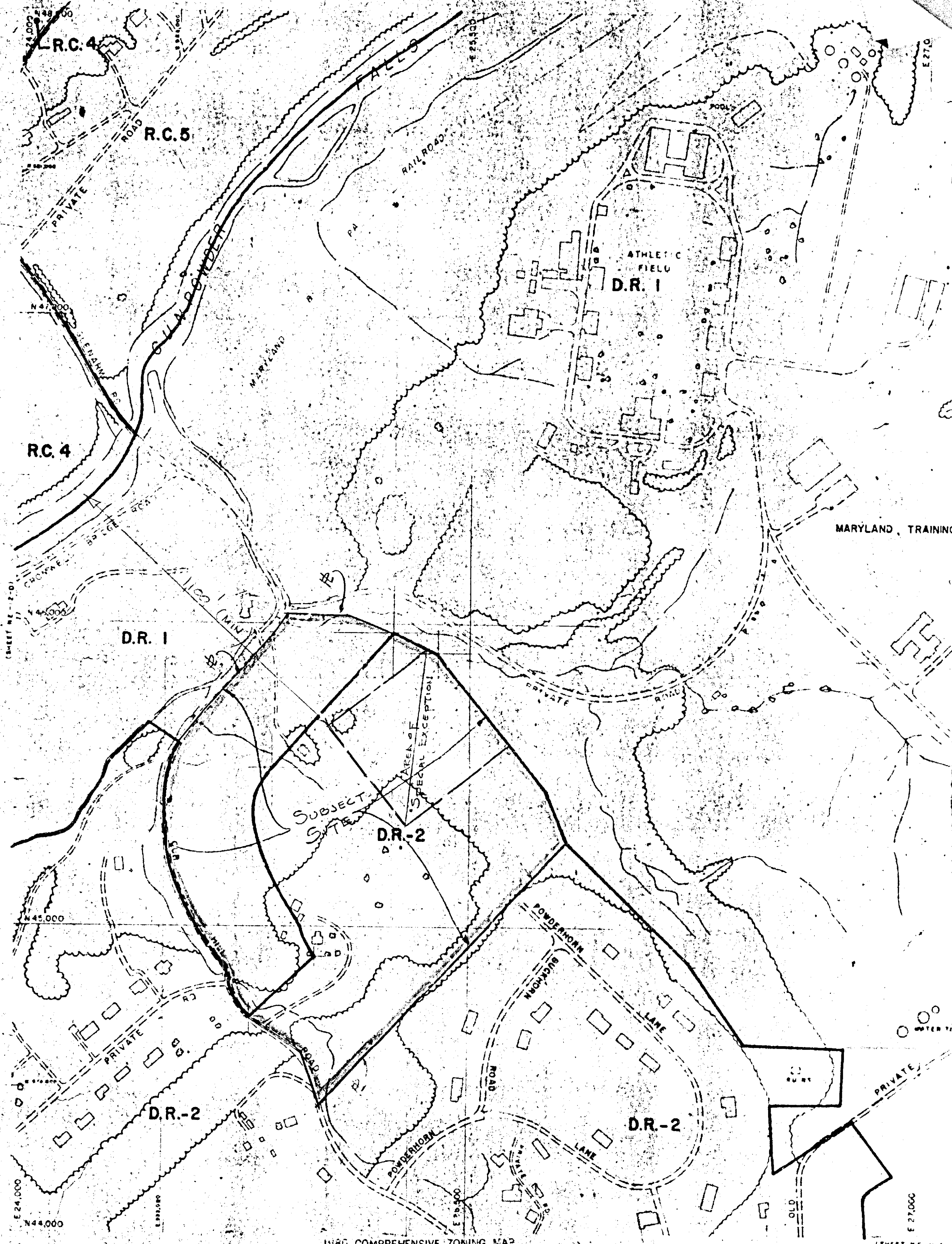
LAND APPROVED
BY THE BOARD OF
CITY PLANNING
JAMES E. ADAMS
7/10/63
ST-113-X



SCALE: 1"=20'

SECTION PLAN ST. DEMETRIOS CEMETERY BALTIMORE, MARYLAND

GREAR & WARD, INC.
Cemetery Planning
1501 N. Baltimore Street
Baltimore, MD 21201
766-4420



1940 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1940
BILL NOS. 184-80, 185-80, 186-80,
187-80, 188-80, 189-80 AND 190-80
John W. ...
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC
BALTIMORE COUNTY, MARYLAND
OFFICIAL ZONING MAP

ORDER RECEIVED FOR FILING

DATE July 24, 1981

BY Mary Campbell, Clerk
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of July, 1981, that the herein Petition for Special Exception for a cemetery, in accordance with the site plan prepared by Kidde Consultants, Inc., dated March 2, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. All graves shall be located within the circular drive indicated on the site plan.
2. Dense or heavily planted screening, a minimum of 15 feet wide, shall be maintained between the cemetery and the Maryland Training School for Boys.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.
4. The special exception must be utilized within 5 years or becomes null and void.

Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

Item #174 (1980-1981)
Property Owner: Constantine J. Kaminaris, D.D.S.
Page 2
April 27, 1981

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Baltimore County, per Job Order 7-117-1, is designing a replacement structure for Bridge 232-B, which traverses the N. 39° 02' 30" W. 132.00' property line indicated on the submitted plan. Further information may be obtained from the Baltimore County Bureau of Engineering Structural Design and Approval Section.

Water and Sanitary Sewer:

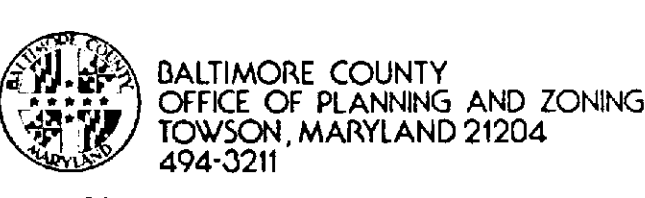
There is an 8-inch public water main, and 8 and 12-inch public sanitary sewerage in Cub Hill Road.

Very truly yours,
Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
Ernest Radoci

R-SE Key Sheet
NE 12 E Topo
45 & 46 NE 16 & 17 Pos. Sheets
62 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

May 25, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #174, Zoning Advisory Committee Meeting, March 31, 1981, are as follows:

Property Owner: Constantine J. Kaminaris D.D.S.
Location: SE/Corner Cub Hill Road and Private Road
Acres: 4.2
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

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Jan M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William Hammond
Zoning Commissioner
Date: May 27, 1981
FROM: Michael S. Flanigan, Engineer Associate II
SUBJECT: ZONING COMMENTS

Relative to ZAC meeting of March 31, 1981, the Department of Traffic Engineering has no comments for items #170, #172, 171, 174, 175 and 176.

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/bza



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 27, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #174 (1980-1981)
Property Owner: Constantine J. Kaminaris, D.D.S.
S/E corner Cub Hill Road and Private Road
Acres: 4.2 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Cub Hill Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way. Further information may be obtained from the Baltimore County Bureau of Engineering Highway Design and Approval Section.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Several streamways, tributary to Gunpowder Falls, traverse this property.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
Date: May 18, 1981
FROM: Mr. Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 170 - Ellis J. and Doris A. Shifflett, Sr.
- Item # 171 - Alesia Tomassetti and E. Helen Buck
- ✓ Item # 174 - Constantine J. Kaminaris, D.D.S.
- Item # 176 - Carolyn A. Carville
- Item # 179 - Jerome J. and Joanne C. Cvach
- Item # 180 - Stanley Penn Children's Trust
- Item # 184 - Evelyn W. and Jimmie C. Sergent
- Item # 186 - Four Villages Limited Partnership
- Item # 188 - The Four Star Company
- Item # 189 - Albert Raymond Dente
- Item # 190 - Wilbur C. and Susan S. Hossfeld, Jr.
- Item # 191 - Bobby and Georgia B. Sheets
- Item # 193 - Richard Wayne and Kathleen Stansburge
- Item # 198 - Frederick W. and Faye J. Kuehn
- Item # 200 - Richard E. and Marion P. Szymanski
- Item # 201 - Stephen C. and Lynn Roth

IJF/ftb

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

April 21, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Constantine J. Kaminaris D. D. S.

Location: SE/Corner Cub Hill Road & Private Road

Item No.: 1/4 Zoning Agenda: Meeting of March 31, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

X 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: George M. McGonigle Noted and Approved: George M. McGonigle
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable: KIDDENGR
Telex: 87769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

4.2 ACRE PARCEL FOR CEMETERY, 350 FEET EAST OF CUB HILL ROAD, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception for Church Cemetery.

Beginning on the north outline of the 29.93 acre parcel of land conveyed to Suburban Greek Community of Baltimore, Maryland, Inc. in Liber 5237, Page 234, said beginning being distant three courses as measured along said north outline, from a point on the southeast side of Cub Hill Road, (1) N 51° 16' 40" E 198.00 feet, (2) N 83° 21' 40" E 186.50 feet, and (3) S 89° 37' 36" E 130.74 feet, said point on Cub Hill Road being distant 630' more or less, as measured along the northeast side of said Cub Hill Road, from its intersection with Cromwell Bridge Road, running thence binding on the north outline of said 29.93 acre parcel, two courses: (1) S 89° 37' 36" E 34.16 feet, and (2) S 61° 03' 00" E 395.00 feet, thence three courses: (3) S 28° 57' 00" W 430.00 feet, and (4) N 61° 03' 00" W 425.00 feet and (5) N 28° 57' 00" E 413.66 feet to the place of beginning.

Containing 4.2 Acres of land.

RWB:rjm

J.O. 01-74044

March 6, 1981

W.O. 28978C



ENGINEERS • ARCHITECTS • PLANNERS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: April 6, 1981
FROM: Charles E. (Ted) Burnham
SUBJECT: Zoning Advisory Committee
Meeting of March 31, 1981

ITEM NO. 170 See Comments
ITEM NO. 171 See Comments
ITEM NO. 172 See Comments
ITEM NO. 173 See Comments
ITEM NO. 174 No Comments
ITEM NO. 175 See Comments
ITEM NO. 176 Standard Comments

Charles E. Burnham

Charles E. (Ted) Burnham
Plans Review Chief

CEB:rjm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 26, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 31, 1981

RE: Item No: 170, 171, 172, 173, 174, 175, 176
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond Date: May 25, 1981
FROM: Norman E. Corbin, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-213-X Item 174

Petition for Special Exception for a cemetery
514 feet East of Cub Hill Road, 630 feet Southeast of
Cromwell Bridge Road
Petitioner- St. Demetrios Greek Orthodox Church, Inc.

Ninth District

HEARING: Thursday, June 11, 1981 (1:30 P.M.)

This office is not opposed to the granting of this petition.

Norman E. Corbin
Norman E. Corbin, Director
Office of Planning and Zoning

NEG:JCH:ab

PETITION FOR SPECIAL EXCEPTION

9th DISTRICT

ZONING: Petition for Special Exception for a cemetery
LOCATION: 514 feet East of Cub Hill Road, 630 feet Southeast of Cromwell Bridge Road
DATE & TIME: Thursday, June 11, 1981 at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for special exception for a cemetery

All that parcel of land in the Ninth District of Baltimore County

Being the property of St. Demetrios Greek Orthodox Church, Inc., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, June 11, 1981, at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable: KIDDENGR
Telex: 87769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

4.2 ACRE PARCEL FOR CEMETERY, 350 FEET EAST OF CUB HILL ROAD, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception for Church Cemetery.

Beginning on the north outline of the 29.93 acre parcel of land conveyed to Suburban Greek Community of Baltimore, Maryland, Inc. in Liber 5237, Page 234, said beginning being distant three courses as measured along said north outline, from a point on the southeast side of Cub Hill Road, (1) N 51° 16' 40" E 198.00 feet, (2) N 83° 21' 40" E 186.50 feet, and (3) S 89° 37' 36" E 130.74 feet, said point on Cub Hill Road being distant 630' more or less, as measured along the northeast side of said Cub Hill Road, from its intersection with Cromwell Bridge Road, running thence binding on the north outline of said 29.93 acre parcel, two courses: (1) S 89° 37' 36" E 34.16 feet, and (2) S 61° 03' 00" E 395.00 feet, thence three courses: (3) S 28° 57' 00" W 430.00 feet, and (4) N 61° 03' 00" W 425.00 feet and (5) N 28° 57' 00" E 413.66 feet to the place of beginning.

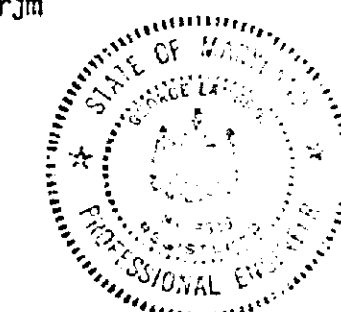
Containing 4.2 Acres of land.

RWB:rjm

J.O. 01-74044

March 6, 1981

W.O. 28978C



ENGINEERS • ARCHITECTS • PLANNERS

St. Demetrios Greek Orthodox Church, Inc.
c/o George Lambros
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

May 12, 1981

NOTICE OF HEARING

TIME: 1:30 P.M.

DATE: Thursday, June 11, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

KIDDE CONSULTANTS, INC.

Subsidiary of Kidde, Inc.

Cable: WDOENGR
Telex: 87769

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5540

Direct Dial Number
321-5540

July 6, 1981

Zoning Department
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Jean M.H. Jung
Deputy Commissioner

Gentlemen:

Subject: GRKXKATHNDOX
St. Demetrios Church Cemetery
KCI Job Order No.: 01-74044

As per your request and for your use, please find enclosed a copy of the rock probe results along with a location plan for the tests.

Also attached is a xerox copy of part of the Baltimore County Water Key Sheet and a copy of the water construction drawing showing the public water service to Maryland Training School.

In addition, I have talked to Dr. Fisher of the City Morgue who referred me to Mr. William Gonce, Professor of Mortuary Science, at Catonsville College (455-4162), with reference to decaying bodies. Dr. Fisher told me that Mr. Gonce may be able to provide literature on the effects of the embalming process on decaying and on bacteria in the body.

If I may be of any further assistance, please do not hesitate to call.

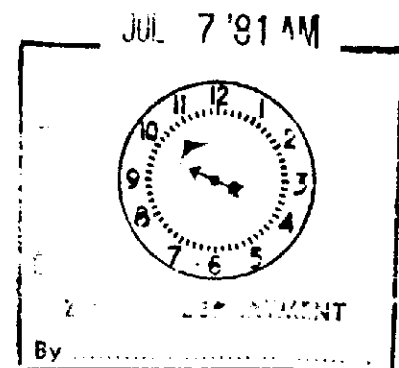
Very truly yours,

George Lambros
George Lambros, P.E.
Urban Planning & Development Division

rjm

Enclosure

81-213-X



ENGINEERS • ARCHITECTS • PLANNERS

KIDDE CONSULTANTS, INC.

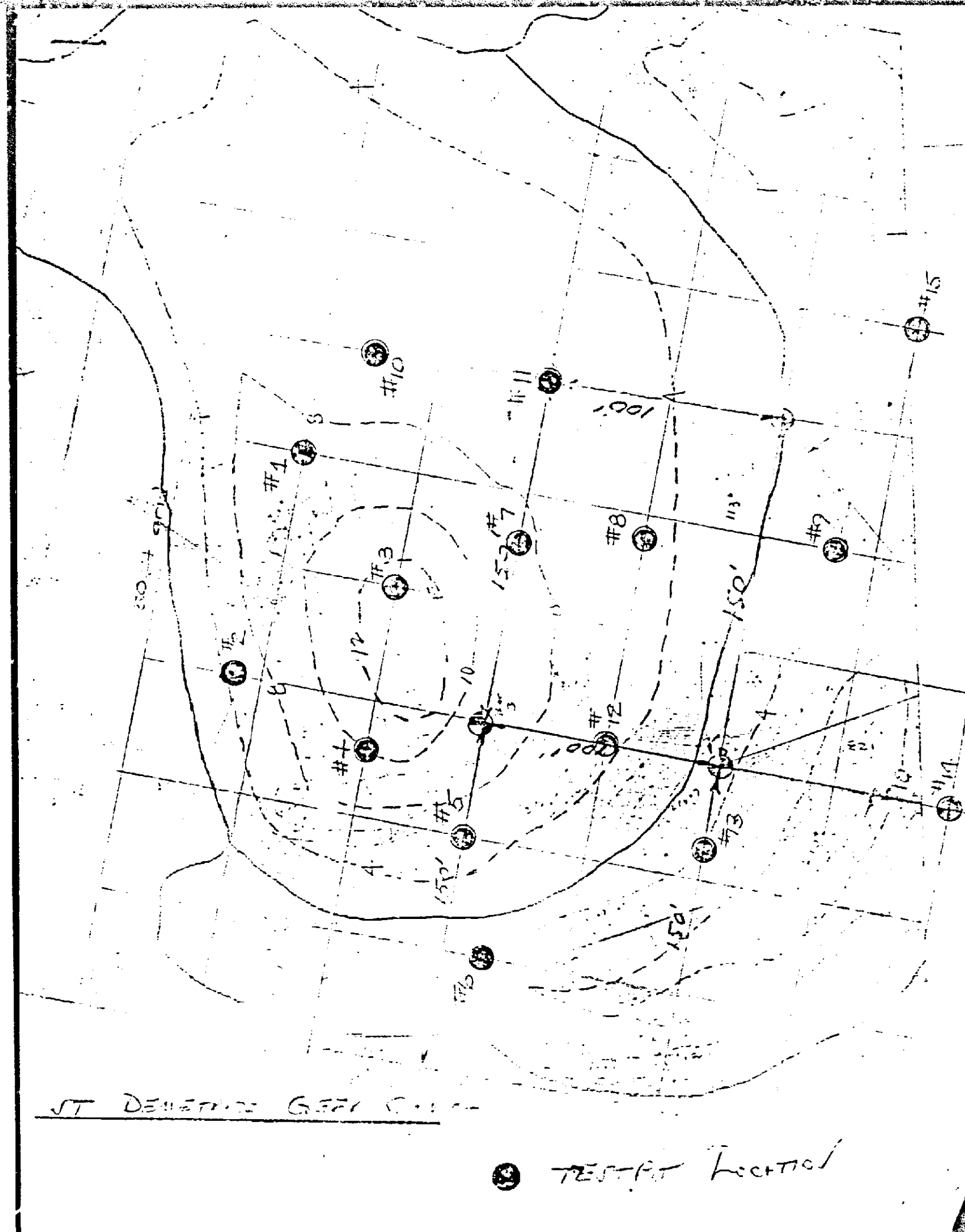
Subsidiary of Kidde, Inc.

ST. DEMETRIOS GREEK ORTHODOX CHURCH

Testpit Summary

Testpit	Proposed Cut Depth	Depth to Practical Refusal	Elev. of Testpit	Elev. of Refusal
1	8.5	13.5	310.5	297
2	3	14	305	291
3	12	9.5	310	300.5
4	10	11.5	306	294.5
5	6	16 No Refusal	296	-
6	Fill 3	7 No Refusal	288	-
7	8.5	11.5	305.5	294
8	5	13	300	287
9	Fill 4	6 No Refusal	288	-
10	7	15.5	309	293.5
11	6	13	305	292
12	4.5	12.5	297	284.5
13	Fill 4	8	285	278
14	Fill 7	9	273	264
15	Fill 6	17 No Refusal	282	-

NOTE: No water encountered during boring operation.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 6, 1981

Mr. George Lambros
1020 Cromwell Bridge Road
Towson, Maryland 21204

RE: Petition for Special Exception
Begin. 514' E of Cub Hill Rd., 630'
SE of Cromwell Bridge Rd. - 9th
Election District
St. Demetrios Greek Orthodox Church, Inc.
Petitioner
NO. 81-213-X (Item No. 174)

Dear Mr. Lambros:

Please submit the materials relative to the above case, i.e., source of water for the Maryland Training School and whether or not borings hit water and at what level, as soon as possible. If there will be a delay, please inform my office.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 2, 1981

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Constantine J. Kaminaris D.D.S.
2504 Cub Hill Road
Baltimore, Maryland 21234

RE: Item No. 174
Petitioner: St. Demetrios Greek
Orthodox Church
Special Exception Petition

Dear Mr. Kaminaris:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of the church's proposal to locate a cemetery on the church grounds, this hearing is required. While no setback was required from property lines at the time this petition was filed, I call your attention to Section 101 of the zoning regulations which states that the zoning commissioner may require a setback from property lines and/or screening of the proposed cemetery. These matters should be addressed at the scheduled hearing.

Enclosed are all comments submitted to this office from the Committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC/mkh
Enclosure



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 27, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #174 (1980-1981)
Property Owner: Constantine J. Kaminaris, D.D.S.
S/E corner Cub Hill Road and Private Road
Acres: 4.2 District: 9th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Cub Hill Road, an existing public road, is proposed to be improved in the future on a 60-foot right-of-way. Further information may be obtained from the Baltimore County Bureau of Engineering Highway Design and Approval Section.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Several streamways, tributary to Gunpowder Falls, traverse this property.

Item #174 (1980-1981)
Property Owner: Constantine J. Kaminaris, D.D.S.
Page 2
April 27, 1981

Storm Drains: (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Baltimore County, per Job Order 7-117-1, is designing a replacement structure for Bridge 232-B, which traverses the N. 39° 02' 30" W. 132.00' property line indicated on the submitted plan. Further information may be obtained from the Baltimore County Bureau of Engineering Structural Design and Approval Section.

Water and Sanitary Sewer:

There is an 8-inch public water main, and 8 and 12-inch public sanitary sewerage in Cub Hill Road.

Very truly yours,

Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley
Ernest Radoci

R-SE Key Sheet
NE 12 E Topo
45 & 46 NE 16 & 17 Pos. Sheets
62 Tax Map



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7370

PAUL H. KENCKE
CHIEF

April 21, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Constantine J. Kaminaris D. D. S.

Location: SE/Corner Cub Hill Road & Private Road

Item No.: 174

Zoning Agenda: Meeting of March 31, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

(X) 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *Capt. J. Kelly 4-29-81*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Hammond*
Fire Prevention Bureau

/mb

KIDDE CONSULTANTS, INC.

Subsidiary of Kiddle, Inc.

Circle 10, ENGR
Tele. 87/103

1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500

Direct Dial Number
321-5512

DESCRIPTION

4.2 ACRE PARCEL FOR CEMETERY, 350 FEET EAST OF CUB HILL ROAD, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception for Church Cemetery.

Beginning on the north outline of the 29.93 acre parcel of land conveyed to Suburban Greek Community of Baltimore, Maryland, Inc. in Liber 5237, Page 234, said beginning being distant three courses as measured along said north outline, from a point on the southeast side of Cub Hill Road, (1) N 51° 16' 40" E 198.00 feet, (2) N 83° 21' 40" E 186.50 feet, and (3) S 89° 37' 36" E 130.74 feet, said point on Cub Hill Road being distant 630' more or less, as measured along the northeast side of said Cub Hill Road, from its intersection with Cromwell Bridge Road, running thence binding on the north outline of said 29.93 acre parcel, two courses: (1) S 89° 37' 36" E 34.16 feet, and (2) S 61° 03' 00" E 395.00 feet, thence three courses: (3) S 28° 57' 00" W 430.00 feet, and (4) N 61° 03' 00" W 425.00 feet and (5) N 28° 57' 00" E 413.66 feet to the place of beginning.

Containing 4.2 Acres of land.

RWB:rjm

J.O. 01-74044

March 6, 1981

W.O. 28978C



ENGINEERS • ARCHITECTS • PLANNERS

OFFICE COPY

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of one time successive weeks before the 11th day of June, 1981, the first publication appearing on the 21st day of May, 1981.

THE JEFFERSONIAN

L. Frank Smith, Manager.

Cost of Advertisement, \$4.50



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 23, 1981

Mr. George Lambros
1020 Cromwell Bridge Road
Towson, Maryland 21204

RE: Petition for Special Exception
Begin. 514' E of Cub Hill Rd., 630' SE of Cromwell Bridge Rd. - 9th Election District
St. Demetrios Greek Orthodox Church, Inc. - Petitioner
NO. 81-213-X (Item No. 174)

Dear Mr. Lambros:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

81-213-X

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting 5/24/81
Posted for: Petition for Special Exception
Petitioner: St. Demetrios Greek Orthodox Church, Inc.
Location of property: 514' E. of Cub Hill Rd., 630' SE of Cromwell Bridge Rd.
Location of Signs: Location - facing Cub Hill Rd at entrance, 3' notice - 1/2 mile north of Cub Hill Rd at entrance
Remarks: parking lot
Posted by: Jean M. H. Jung Date of return: 5/24/81
Number of Signs: 2

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 19 day of March, 1981.*

Filing Fee \$ 50.00 Received: ☒ Check

☐ Cash

☐ Other

Item # 174

William E. Hammond, Zoning Commissioner

Petitioner Kaminaris Submitted by George Lambros
Petitioner's Attorney Reviewed by UCR

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 28, 1981

Mr. George Lambros
1020 Cromwell Bridge Road
Baltimore, Maryland 21204

RE: Petition for Special Exception
514' E of Cub Hill Rd., 630' SE of Cromwell Bridge Road
St. Demetrios Greek Orthodox Church, Inc.
Constantine J. Kaminaris - Petitioner
Case No. 81-213-X

Dear Mr. Lambros:

This is to advise you that \$64.75 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 096911

DATE June 8, 1981 ACCOUNT 01-662

AMOUNT \$64.75

RECEIVED FROM St. Demetrios Greek Orthodox Church

FOR: Posting & Advertising of case #81-213-X

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: UCR										
Previous case:										

Item # 174

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097283

DATE May 11, 1981 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM St. Demetrios Greek Orthodox Church

FOR: Filing fee for case #81-213-X

303 JUN 11 1981

50.00

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR SPECIAL EXCEPTION

9th District

NOTING: Petition for Special Exception for a cemetery.
LOCATION: 514 feet East of Cub Hill Road, 630 feet Southeast of Cromwell Bridge Road.
DATE & TIME: Thursday, June 11, 1981, at 1:30 P.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing for special exception for a cemetery.

All that parcel of land in the Ninth District of Baltimore County, 4.2 acre parcel for cemetery, 350 feet East of Cub Hill Road, Baltimore County, Maryland, Inc. in Liber 5237, Page 234, said beginning being distant three courses as measured along said north outline from a point on the southeast side of Cub Hill Road, (1) N 51° 16' 40" E 198.00 feet, (2) N 83° 21' 40" E 186.50 feet, and (3) S 89° 37' 36" E 130.74 feet, said point on Cub Hill Road being distant 630' more or less, as measured along the northeast side of said Cub Hill Road, from its intersection with Cromwell Bridge Road, running thence binding on the north outline of said 29.93 acre parcel, two courses: (1) S 89° 37' 36" E 34.16 feet, and (2) S 61° 03' 00" E 395.00 feet, thence three courses: (3) S 28° 57' 00" W 430.00 feet, and (4) N 61° 03' 00" W 425.00 feet and (5) N 28° 57' 00" E 413.66 feet to the place of beginning. Containing 4.2 Acres of Land.

Being the property of St. Demetrios Greek Orthodox Church, Inc. as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 11, 1981, at 1:30 P.M.

Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

By Order of WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

May 21, 1981

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 21, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week of one time successive weeks before the 11th day of June, 1981, the first publication appearing on the 21st day of May, 1981.

THE JEFFERSONIAN
L. Frank Smith, Manager.

Cost of Advertisement, \$

The Essex Times

Essex, Md., May 21, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 11th day of June, 1981. Publisher.

\$ 30.25

